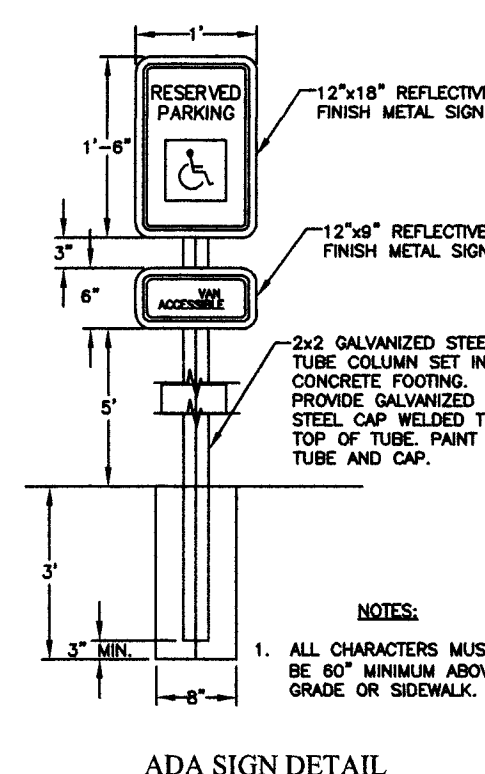


- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS D'NAE PROPERTY GROUP, LLC. THE SUBJECT PROPERTY IS LOT 3, BLOCK 1. PROPERTY IS ZONED PLANNED DEVELOPMENT.
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1.104 ACRES (48,000 SF).
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0220F, MAP NO. 4800410220F, EFFECTIVE DATE: APRIL 2, 2014.
 - THE MINIMUM REQUIRED FIRE FLOW FOR A MEDICAL OFFICE BUILDING (BIG TYPE VB) OF 4585 SF IS 1,750 GALLONS PER MINUTE. 1 FIRE HYDRANT IS REQUIRED. THE EXISTING HYDRANT WILL BE SUFFICIENT.
 - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TDDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 666, TYPE 2 MARKING MATERIALS.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
 - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #6 BARS AT 12" O.C.W. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
 - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
DUG TESTS: (800) 344-8377
ATMOS ENERGY: (979) 774-2808
SUDEN LINK COMMUNICATIONS: (979) 585-2429
VERIZON: (979) 621-4770
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TREND SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EROSION AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPES GENERAL PERMIT NO. TDR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING AND SEEDING ALL DISTURBED AREAS.
 - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
 - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILS.
 - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REGULAR DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT MOUND OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHOM IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS WITHOUT ANY WARRANTY AS TO IT'S PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THEREFROM. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

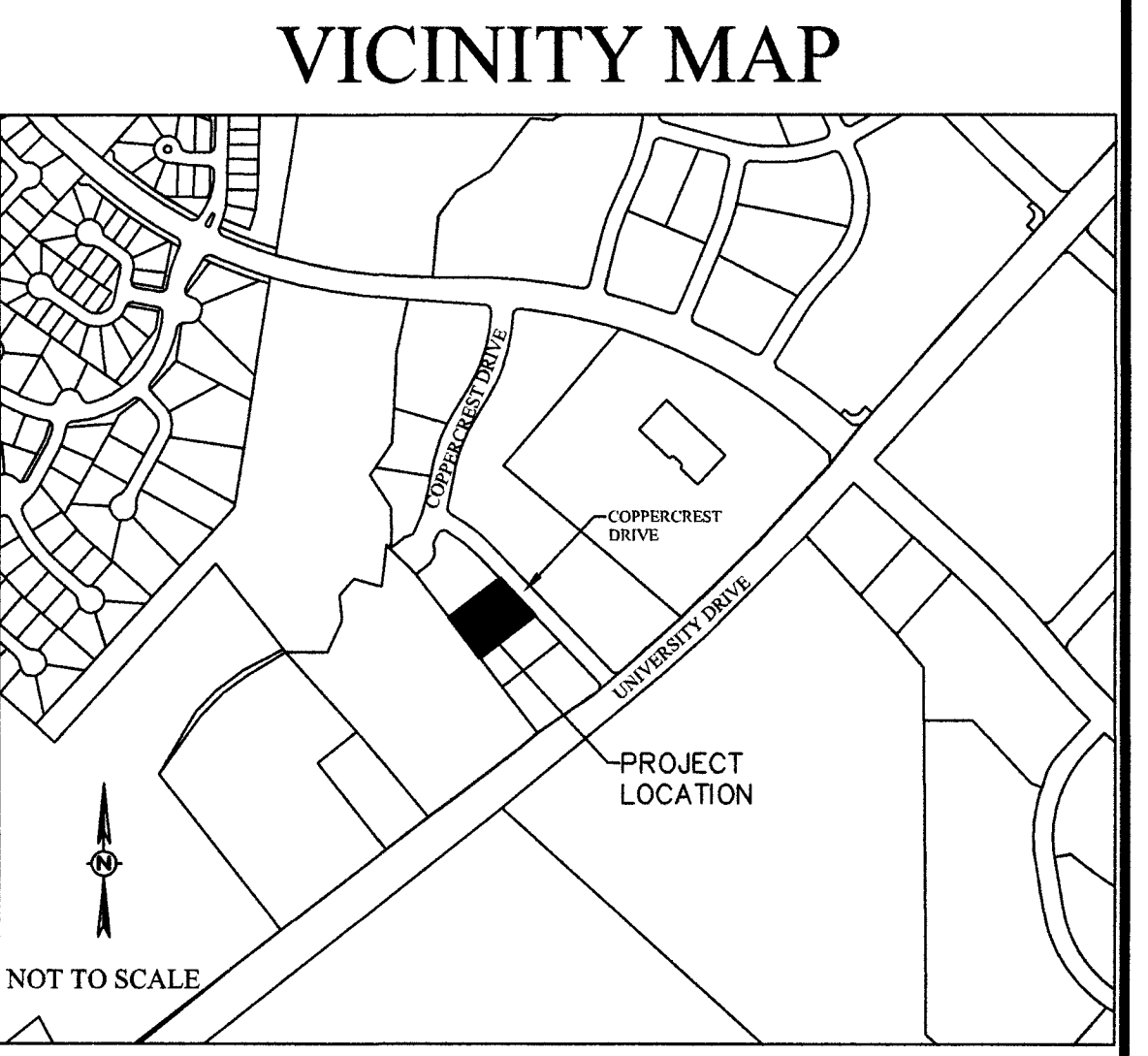


BENCHMARK INFORMATION

TBM 1	N: 10223887.9522 E: 356194.0718 ELEV.: 279.95 (IRON ROD)
TBM 2	N: 10223699.2914 E: 3565031.3066 ELEV.: 279.14 (CORNER OF ELECTRICAL BOX)
TBM 3	N: 10223878.5578 E: 3564870.5882 ELEV.: 274.92 (IRON ROD)

LEGEND

---	279	PROPOSED CONTOUR
---	279	EXISTING CONTOUR
---		PROPERTY BOUNDARY
---		ADJACENT PROPERTY BOUNDARY
---		RIGHT OF WAY
---		PROPERTY SETBACK
---		PROPOSED PUBLIC UTILITY EASEMENT
---		EXISTING PUBLIC UTILITY EASEMENT
---		EXISTING PRIVATE ACCESS EASEMENT
---		EXISTING PRIVATE DRAINAGE EASEMENT
---		FIRE LANE
---		PROPOSED CURB AND GUTTER
---		EXISTING CURB AND GUTTER
---	W-B	EXISTING WATERLINE, SIZE NOTED
---	W	PROPOSED WATER SERVICE, SIZE NOTED
---	W-B	EXISTING WATERLINE, SIZE NOTED
---	S-B	PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	S-B	EXISTING SANITARY SEWER LINE, SIZE NOTED
---	GAS	PROPOSED GAS LINE, SIZE NOTED
---	GAS	EXISTING GAS LINE, SIZE NOTED
---	UE	PROPOSED UNDERGROUND ELECTRIC LINE
---	UE	EXISTING UNDERGROUND ELECTRIC LINE



**WEAVER MEDICAL OFFICE
PARK HUDSON**

TOTAL AREA = 1.104 ACRES

PHASE 7

LOT 3, BLOCK 1

VOL. 9134, PG. 124

RICHARD CARTER SURVEY, A-8

COLLEGE STATION, BRAZOS COUNTY, TEXAS

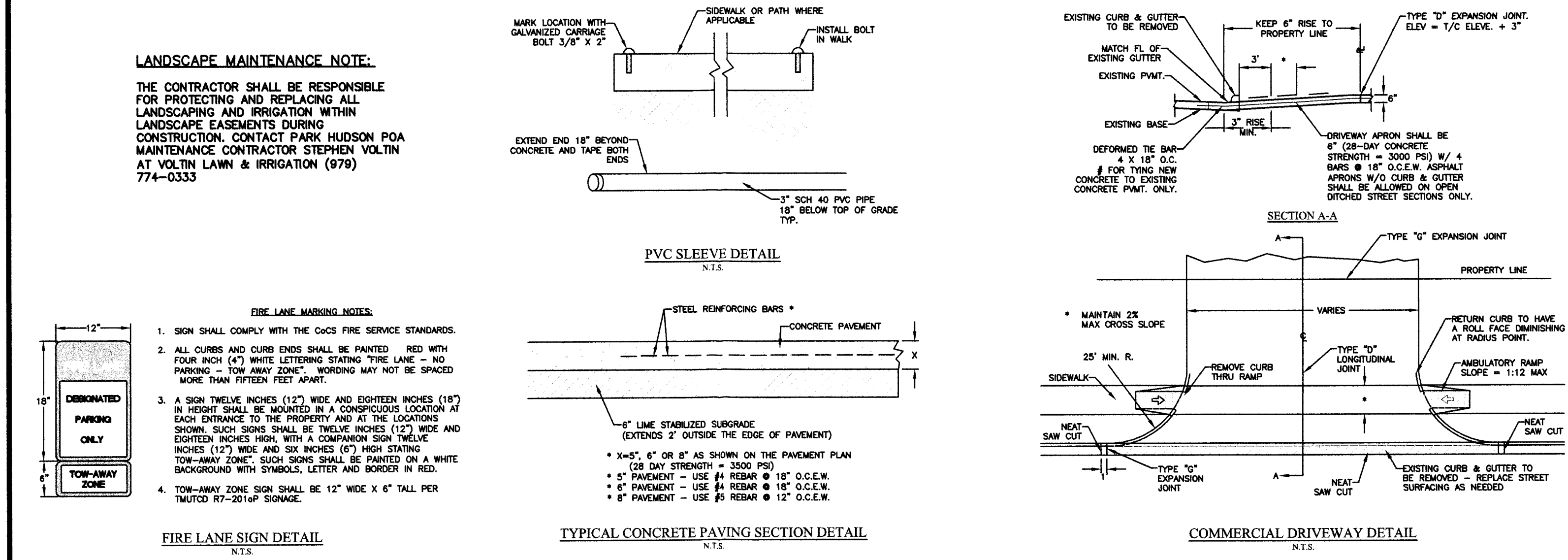
SCALE: 1"=20'

DECEMBER 2015

OWNER/DEVELOPER:
D'NAE PROPERTY GROUP, LLC
3531 EMORY OAK DRIVE
BRYAN, TX 77807

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900



UTILITY DEMAND

WATER DEMAND PER LEASE SPACE	PER LEASE SPACE
MINIMUM	0 GPM
AVERAGE	8 GPM
MAXIMUM (PEAK)	32 GPM
1" DOMESTIC WATER METER	23 SPACES REQUIRED

PARKING ANALYSIS

REQUIRED PARKING:	PER LEASE SPACE
4585 SF OF MEDICAL OFFICE	1 SPACE PER 200 SF
1 SPACE PER 200 SF	23 SPACES REQUIRED
TOTAL REQUIRED: 23 SPACES	9' WIDTH, 20' LENGTH TYP.
PROPOSED PARKING:	
31 SPACES PARKING	
2 SPACES HANDICAP PARKING	
33 SPACES PROVIDED TOTAL	

SANITARY SEWER DEMAND

PER LEASE SPACE	PER LEASE SPACE
90% OF WATER DEMAND	
AVERAGE	7 GPM
MAXIMUM (PEAK)	28 GPM
6" SANITARY SEWER LINE	1.04% MIN. SLOPE
FIXTURE UNITS = 62	
FIXTURE UNITS ALLOWED = 700	
PIPE SLOPE OK	

MARK	REVISION	BY	DATE

Schultz Engineering, LLC					
2730 Longmire, Suite A College Station, Texas 77845 979.764.3900					
TSP# NO. 12327					
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	15-422	DECEMBER 2015

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RELEASED FOR THE
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DEVEN L. DOYEN P.E.,
LICENSE NO. 109835,
ON DECEMBER 15, 2015.
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PURPOSES.

**WEAVER MEDICAL OFFICE
PARK HUDSON**

PHASE 7 - LOT 3, BLOCK 1

BRYAN, TEXAS

SITE PLAN

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=20'
PLOTTING SCALE:	1:1
FILE NAME:	15-422

SHEET

C1